

30670 Bainbridge Road - North Solon Office Commons

NNN Office Investment Opportunity

Solon, Ohio 44139 (Cuyahoga County)



30670 Bainbridge Road, Solon, OH 44139

Property Features:

- 10,560± SF Total Two-Story Brick Office Complex
8,870± SF RSF
1,690± SF Common Area
- 1.07± Acres
- New Roof, Windows and HVAC within past 5 years
- Fiber Optic Available at Building
- New Patio 2022
- Five (5) Tenants:
 - L & M Legal
 - August Sales Co., Inc.
 - Genus Solutions Inc.
 - CLE Limpieza
 - Amaltech, Inc.
- Easy Access to US Route 422, State Route 91 and State Route 43

Call For Pricing & Financial Breakdown



Contact:
Tim Sawicki
SAL.2002003749
440-255-5552 x11 Office
440-283-5143 Cell
Tim@GlobalCommercialRE.com



GLOBAL

Real Estate Advisors Inc.
Broker
www.GlobalCommercialRE.com

440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

30670 Bainbridge Road - North Solon Office Commons

NNN Office Investment Opportunity

Solon, Ohio 44139 (Cuyahoga County)

North Solon Office Commons:

- Building #1 of a 3 Building Complex
- Common Easement for Ingress and Egress
- Ample and Shared Parking
- Snow Removal Shared by Common Members
- Trash Removal Shared by Common Members
- Capital Improvement on Easement Shared between Members

Financial Breakdown:

January 2024 - December 2024

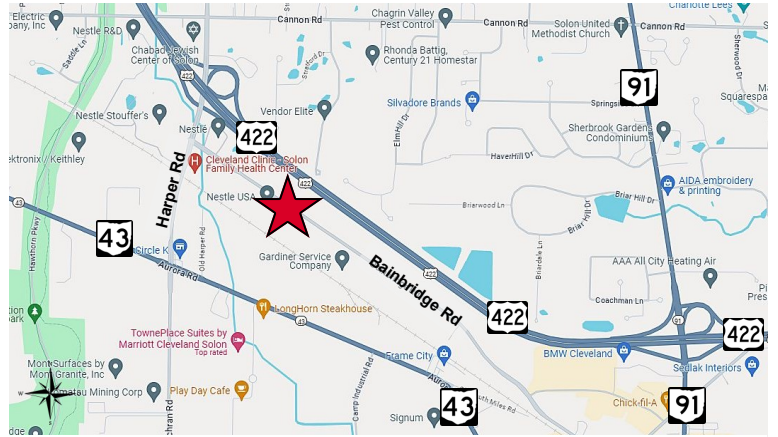
Total Income - \$136,884.00

Total Expenses - \$32,692.54

NOI \$104,196.46

8% \$1,302,000.00

9% \$1,157,682.80



Contact:
Tim Sawicki
 SAL.2002003749
 440-255-5552 x11 Office
 440-283-5143 Cell
 Tim@GlobalCommercialRE.com



Real Estate Advisors Inc.
 Broker
 www.GlobalCommercialRE.com
 440-255-5552

This information has been secured from sources we believe are reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.